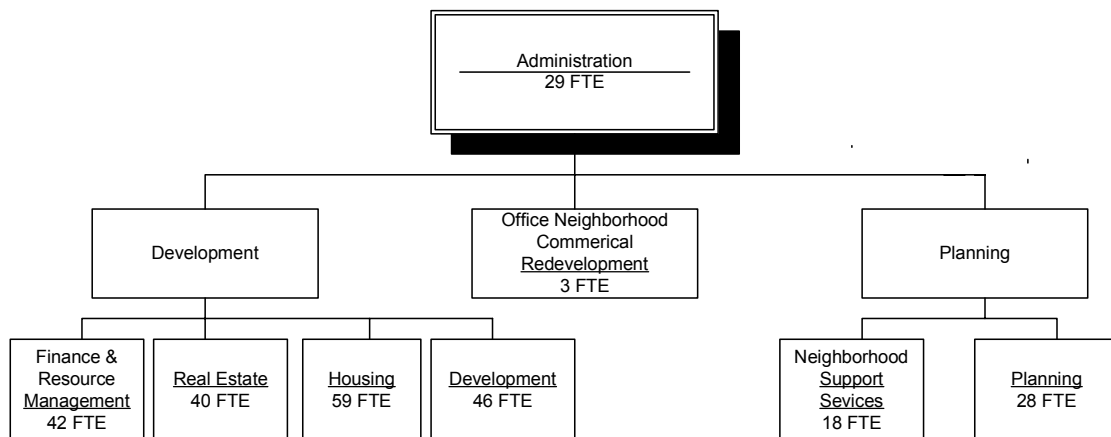


# PLANNING AND DEVELOPMENT



## **PLANNING AND DEVELOPMENT**

### **AGENCY MISSION**

The mission of the Planning and Development Department is to strengthen and revitalize the City of Detroit's neighborhoods and communities and to stabilize and transform our physical, social, and economic development.

The activities implemented by the Department are designed to (1) identify and promote development initiatives that will increase tax base revenue, jobs and residential construction; (2) identify and promote activities that leverage public funds and encourage development activity by the private sector; (3) provide technical and financial assistance to community organizations to improve the quality of life in neighborhoods; (4) conduct a planning process that results in a shared vision for future development in the City; (5) administer various grant programs allocated for community development; and (6) manage City controlled real estate.

### **CURRENT FACILITIES**

The Planning and Development Department offices are located in the Cadillac Tower Building and organized into the following divisions:

- \*Administration (23<sup>rd</sup> floor)
- \*Development Division (16<sup>th</sup> and 20<sup>th</sup> floors)
- \*Financial and Resource Management Division (12<sup>th</sup>, 14<sup>th</sup>, 23<sup>rd</sup>, and 24<sup>th</sup> floors)
- \*Housing Services Division (17<sup>th</sup> and 19<sup>th</sup> floors)
- \*Neighborhood Support Services Division (14<sup>th</sup> floor)
- \*Planning Division (13<sup>th</sup> floor)
- \*Real Estate Division (11<sup>th</sup> floor and Welcome Center)

### **FIVE YEAR HISTORY**

The following list represents major development projects that were undertaken

with assistance from the Planning and Development Department. Assistance included land assemblage in conjunction with the disposition of public land, affordability subsidies to reduce the overall cost of construction, as well as, technical assistance from the project management and technical services staff of the Development, Housing and Planning Divisions.

### **Residential Developments:**

Residential Developments consist of six types of dwellings: Apartments and Townhomes, Condominiums, Duplexes, Lofts, and Single Family Homes. These projects represent the most diverse land use type in Detroit. Numerous new residential dwellings have been constructed or substantially rehabilitated in Detroit since 1999. A large number of these projects are senior and affordable housing developments.

#### **10 Peterboro:**

The HOME Program provided \$2,228,173 of the \$5,373,457 total development cost to rehabilitate 70 units located at 10 Peterboro. Detroit Central City is the Community Housing Development Organization (CHDO) Project Sponsor. Project was completed in 2001. (CRS 4)

#### **1516-18 Glynn:**

The HOME Program provided \$123,376 of the \$123,916 total development cost to rehabilitate 4 units located at 1516-18 Glynn Street. Project was completed in 2001. (CRS 4)

#### **8840 Second Avenue:**

The HOME Program provided \$600,000 of the \$1,668,716 total development cost to rehabilitate 11 units at 8840 Second Avenue. Central Detroit Christian Community Development Corporation is the Community Housing Development Organization (CHDO) Project Sponsor. Project was completed in 2003. (CRS 4)

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### **Addison Apartments:**

This project involved the renovation of an historic vacant hotel into 40 loft-style apartments. The HOME Program provided \$300,000 of the \$5,796,897 total development cost to rehabilitate 5 of the 40 multi-family apartments located at 3101 Woodward. The project also includes ground floor commercial space for a restaurant. Project was completed in 2002. (CRS 4)

### **Alberta W. King Village:**

Core City Neighborhoods has developed a 121-unit town-home community on Martin Luther King Jr., Blvd. The \$10 million development created 126 construction jobs and was completed in March 1999. As the first phase of the Core City Neighborhood Redevelopment Plan, Alberta W. King Village is one the largest residential developments to be built in Detroit's Empowerment Zone. Core City neighborhood developments are available for low to moderate-income families. (CRS 4)

### **Ariel Square:**

Phase I (16 units) of the \$4.2 million, 28-unit development were built in the New Center area in 1999. The development is located on West Euclid, between Woodward and Second Avenues near the Virginia Park area. (CRS 4)

### **Homes at St. Anne (Bagley Housing Association):**

As part of the Bagley Housing Association multi-phased redevelopment plan, Phase I included 34 single and multiple family homes in Southwest Detroit near the Ambassador Bridge around Bagley and 6<sup>th</sup> with a total project cost of \$41 million. A subsidy from the City's HOME funds has enabled low and moderate-income families to purchase a home for \$60,000-\$70,000.

As Phase II, the Bagley Housing Association built a 65 unit senior apartment building at 1250 18<sup>th</sup> street. The HOME Program provided \$398,295 of the \$5,986,195 total development cost. This project was completed in 2002. Phases III and IV will result in approximately 100 new single family homes and in addition the community housing organization will assist residents with the rehabilitation of existing units in the Hubbard Richard area. (CRS 5)

### **Bradby Homes**

This \$19.7 million project, located near Elmwood Park and Robert Bradby Drive, includes a multi-phased residential development of which the construction of 24 condominium units were completed in 2002. (CRS 4)

### **Brightmoor Homes (Northwest Detroit Neighborhood Development CDC):**

One hundred (100) new affordable (low-to-moderate) single-family homes were constructed on Detroit's Westside bounded by Puritan Avenue to the north, W. Outer Drive to the east, Acacia Street to the south and Beaverland Street to the west. The residential development includes two-story three and four bedroom homes. These homes represent the latest single family housing development constructed in the Brightmoor area bounded by Puritan to the north, Schoolcraft to the south, Telegraph to the west and Evergreen to the east. The HOME Program provided \$4.7 million toward the project's total development cost of \$15 million. Phase I of this project was completed in 2001 and Phase II was completed in 2004. (CRS 8)

### **Brush Park Senior Housing Development:**

As part of the Brush Park development initiative, a three-story, 113 unit senior

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housing facility was constructed at Brush and Alfred Streets. The HOME Program provided funding of \$1,575,391 toward the project's development cost total of \$9,922,789. This project was completed in 2001. The senior citizen complex sits on a 3.3 acre site. (CRS 4)

### **Cadieux Apartments:**

The HOME Program provided \$1,040,000 of the \$2,067,021 total development cost to rehabilitate 17 units at 10435 & 10445 Cadieux. Project was completed in 2003. (CRS 2)

### **Canfield Lofts:**

A former warehouse located at 460 W. Canfield, in the historic Canfield Row was converted to 35 market-rate loft units. This project represents a \$5 million dollar development investment and was completed in 2001. (CRS 4)

### **Cass Brainard Apartments:**

24 new apartment units were constructed on the west side of Detroit, at 3701 Cass Avenue. The HOME Program provided \$1,045,000 to assist in financing the hard and soft costs. The project's development cost totaled \$6,854,000 and was completed in 1999. (CRS 4)

### **Clinton House:**

This project consisted of 24 new construction units on the west side of Detroit and is located at 49-103 Kenilworth. The HOME Program provided funding of \$343,000. Project's development cost totaled \$2,700,800 and was completed in 2001. (CRS 4)

### **College Park:**

This development project produced 30 new apartment units on the west side of Detroit located at 15921 Dexter. The HOME Program provided funding of \$1.24 million.

The Project's development cost totaled \$3,288,396 and was completed in 2002. (CRS 10)

### **Corktown Condominiums and Homes:**

Detroit's oldest neighborhood has a new residential development. The first phase of Corktown Condominiums was completed in July 1998. The development consists of 10 attached condominiums. The construction cost for all the residential projects exceeded \$2 million. Phase II of this project which will include single family affordable housing is scheduled to begin in the spring of 2005. (CRS 5)

### **Delray Senior Housing Project**

Completed in 2004, this project located at 275 W. Grand Boulevard provides 73 units of affordable senior housing. The total development costs exceeded \$9 million of which \$2 million was provided by the City's HOME Program. (CRS 5)

### **East English Village:**

Located in the Islandview Village neighborhood between Kercheval and St. Paul on Townsend, this townhouse development once completed will include 100 new townhouse units. Construction began in 2000 and 29 units have been sold in Phase I (out of 77 units). A second phase (25 units) is anticipated to be completed in 2007. (CRS 3)

### **Eastside Detroit Elderly**

Completed in 2004, the project provides 54 units of affordable senior housing at 12801 Mack. The total development costs were approximately \$8.3 million of which the City provided \$1,428,000 in HOME funds. Eastside Emergency Center, Inc. is the CHDO sponsor. (CRS 3)

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### **East Detroit HOMES:**

The HOME Program provided \$819,000 to assist in financing the \$10,802,500 total development cost. Sixty (60) affordable housing units were constructed and is bounded by Gray, Waveney, Mack and Springle Street. Eastside Emergency Center, Inc. is the CHDO Sponsor. Project was completed in 2004. (CRS 3)

### **Emmanuel Community Housing, Inc:**

The Emmanuel Community House, Inc. Crossroads Village Project is located on Nevada Street between John-R and Brush streets. The Crossroad Village Project is a 9-unit new construction single-family home development. The Project's total development cost was approximately \$1.3 million. The Emmanuel Community House, Inc. completed the Project in October 2003. The HOME CHDO Program provided \$600,000 to partially finance the construction of the homes. A homebuyer subsidy enabled low and moderate-income families to purchase a home for \$73,000. (CRS 1)

### **Field Street II:**

The Church of Messiah Housing Corporation created an overall redevelopment plan in an ongoing effort to develop affordable housing in the Islandview Village neighborhood. Phase I consisting of 17 duplex units was completed in 2000. Phase II consisting of 23 townhouse units and 5 apartment renovations was completed in 2002. The total development costs exceeded \$3,500,000 of which the City's HOME Program provided \$915,313. Phase III will include 39 scattered site townhouse units with the majority of these units targeted to families at or below 60% of the median income level. The anticipated project completion date is December 2005. (CRS 3)

### **Garfield Building:**

Located on Woodward and Garfield, this \$6.5 million renovation transformed the Garfield Building into 56 units of loft housing and a ground floor Rite Aid. The project was lead by the Cathedral Church of St. Paul was completed in 1999. (CRS 4)

### **Genesis Villa at Medbury Park:**

The Genesis Community Development Corporation built 89 townhouses along Harper Avenue near John R. Construction was completed in 2002 . (CRS 4)

### **Greyhaven Marina Village/Lenox Project:**

Greyhaven is situated on an approximately 17-acre site located on the Detroit River just south of the Victoria Park subdivision. The second phase of the project consisted of 127 condominiums, 110 situated in 2 & 3 story buildings and priced at \$190,000 to \$260,000, along with 17 detached condominiums priced at \$500,000 - \$1,000,000.

Phase II will consist of the development of upscale, single-family, market rate housing which will be comparable in density, scale, lot size and architectural design to the adjacent Shore Pointe residential development project. (CRS 3)

### **Habitat For Humanity/ Tricentennial Village:**

Habitat for Humanity Detroit constructed 16 new single-family houses during Blitz Build 2003 in the area bounded by Martin Luther King Jr Blvd, Jeffries Fwy, Michigan Ave and Grand River with an additional 28 units currently under construction with a proposed completion date of 2004. The total project will create 70 units of affordable housing in this area. Total development costs will exceed \$6.8 million . (CRS 6)

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### **Hancock Square:**

Located on Hancock between Cass and Second, this \$1.7 million project involved the construction of 12 condominium units. Project was completed in 2001. (CRS 4)

### **Islandview Village Development Corporation:**

Islandview has built five (5) manufactured single-family homes. Two (2) were built on Townsend Street and three (3) others on Baldwin Street. The total amount of the HOME funds used for the project was \$450,000. A subsidy from the City's HOME funds has enabled low and moderate-income families to purchase a home for \$70,000 - \$77,000. The project's development cost totaled \$772,179 and was completed in 2002. (CRS 3)

### **Jefferson Village**

The proposed 400 single-family housing development is located on Detroit's east side bounded by Jefferson to the North, St. Jean to the East, Freud to the South and Marquette to the West. Final land acquisition and infrastructure upgrades were completed in 2003. Home construction began in 2004 with an anticipated completion date of 2008. (CRS 3)

### **Joseph Berry Park Subdivision:**

The construction of 20 new luxury single family homes were built in 1999 in an existing riverfront Detroit neighborhood bounded by E. Jefferson to the north, the Detroit River to the south, Parkview to the east and Fiske to the west. (CRS 3)

### **Kercheval Place:**

Twenty-four (24) new apartment units were constructed on the east side of Detroit, at Belvedere and Kercheval, near McClellan. The HOME Program provided \$1,490,000 toward the development cost. The project's

development costs totaled \$3,353,372 and was completed in 2002. (CRS 3)

### **Mildred Smith Manor:**

Twenty-four (24) new apartment units were constructed on the west side of Detroit, at 1303 W. Forest. The HOME Program provided \$1,211,000 toward the development cost. This project was completed in 2000. (CRS 4)

### **Morang Apartments:**

The HOME Program provided \$2,106,437 of the \$3,808,866 total development cost to rehabilitate 40 units at 12026 Morang. Project was in 2000. (CRS 10)

**Morningside Commons Phase I:** U SNAP BAC, a CHDO developer, sponsored the development of 40 new single-family homes on Wayburn Street. The project was developed in smaller sub-phases but the final units were completed and sold in April 2004. Home funds in the amount of \$1.74 million supported the total development cost of approximately \$4.2 million. (CRS 3)

**Morningside Commons Phase II:** The HOME Program provided \$2,000,000 to assist in financing the \$10,382,982 total development cost. Sixty-four (64) affordable single and duplex units were constructed within the boundaries of Alter Road, Mack Avenue, Waverly and Wayburn Streets. This project was completed in 2004. (CRS 3)

### **Newberry Estates:**

This project consisted of 60 new construction single-family units on the south side of Detroit, bounded by Michigan Avenue on the south, Junction street on the west, Buchanan Street on the north and Scotten street on the east. The HOME Program provided \$3.9 million toward the development cost. The project's

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development cost totaled \$9,341,026 and was completed in 2002. (CRS 5)

### **Northlawn Gardens:**

The HOME Program provided \$2,000,000 of the \$7,727,499 total development cost to rehabilitate 96 units at 9545-9706 Northlawn. Project was completed in 2003. (CRS 7)

### **Our Home:**

The HOME Program provided \$274,205 and \$81,835 in CDBG funds was provided to assist in financing the \$359,040 total development cost to rehabilitate 34 units at 2023 Tuxedo. Project was completed in 2000. (CRS 6)

### **Pablo Davis Intergenerational:**

Eighty (80) new apartment units were constructed on the southwest side of Detroit, at 9200 Vernor Highway. The HOME Program provided \$3,689,250 toward the development cost. The project's development cost totaled \$7,674,186 and was completed in 1999. (CRS 5)

### **Palmer Court Townhouse Project:**

The construction of 172 two and three bedroom townhouse style units was completed in 2003 in the historic Art Center area. Total project costs exceeded \$18 million.

### **People United As One Plaza Apartments:**

This project produced 38 new construction apartments on the west side of Detroit and is located at 618 Myrtle. The HOME Program provided \$1,719,708 toward the development cost. The project's development cost totaled \$4,408,823 and was completed in 2002. (CRS 4)

### **Petoskey Place:**

Ninety-six (96) new apartment units were constructed on the west side of Detroit,

along Petoskey Avenue, bounded by Collingwood and Burlingame Streets and the Jefferies Freeway (I-96) and Dexter Avenue. The HOME Program provided \$2,956,205 toward the development cost. The project's development costs totaled \$9,965,715 and was completed in 2000. (CRS 6)

### **Premier Apartments:**

The HOME Program provided \$1,925,000 of the \$4,012,390 total development cost to rehabilitate 38 units at 18300-18330 Lahser Road. Project was completed in 2002. (CRS 8)

### **Redford Manor North:**

The HOME Program provided \$2,000,000 of the \$4,976,221 total development cost to rehabilitate a total 48 units at 19233 Lahser and 19243 Lahser. Project was completed in 2001. (CRS 8)

### **Redford Manor South:**

The HOME Program provided \$2,004,950 of the \$5,373,457 total development cost to rehabilitate 58 units at 18350 & 18400 Lahser. Project was completed in 2001. (CRS 8)

**Robert Thomas Apartments:** The HOME Program provided \$2,460,000 of the \$4,810,637 total development cost to rehabilitate 49 units at 5121 W. Chicago. Project was completed in 2002. (CRS 6)

### **San Juan Townhomes:**

The HOME Program provided \$755,000 to assist in financing the \$1,714,982 total development cost. Northstar CDC, the CHDO Sponsor, constructed 11 affordable housing units at 7408-7452 Puritan and 16126-16138 San Juan. Project was completed in 2004. (CRS 9)

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### **Savannah Apartments:**

The HOME Program provided \$632,480 of the \$2,133,706 total development cost to rehabilitate 20 units at 250 West Grand Blvd. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) Project Sponsor. Project was completed in 2000. (CRS 5)

### **Simon House:**

The HOME Program provided \$440,278 of the \$2,079,123 total development cost to rehabilitate 11 units at 16155 Hubbell. Simon House is the Sponsor. Project was completed in 2001. (CRS 9)

### **Southwest Housing Partners Project:**

The HOME Program provided \$2,225,000 of the \$8,190,079 total development cost to rehabilitate a total of 60 units at 1453 Hubbard, 465 W. Grand Blvd. and 3615 Vernor. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) project sponsor. Project was completed in 2002. (CRS 5)

### **Springwells CDC**

The HOME Program provided \$110,000 to partially finance the rehabilitation of two single-family homes within Springwells' boundaries. The property addresses are 9170 Chamberlain, 8380 Longworth. The project was completed in 2003. Bank One and Detroit LISC were financing partners in the transaction. The total development cost of the project was approximately \$220,000. (CRS 5)

### **St. Paul Manor & Kingston Arms:**

The HOME Program provided \$1,010,000 of the \$6,731,907 total development cost to rehabilitate 36 units at 296 E. Grand Blvd., and 24 units at 356 E. Grand Blvd. Church of the Messiah is the Community Housing Development Organization (CHDO) project

sponsor. The project was completed in 2002. (CRS 4)

### **SWAN/Bagley Housing Association:**

The SWAN/Bagley Housing Association Partnership (Junction Street Project) completed four new construction single-family townhouse style homes on Junction street in southwest Detroit. The Junction street project was completed in July 2004. The total development cost of the homes was \$600,000. The HOME CHDO Program provided \$260,000 to partially finance the construction of the homes. A homebuyer subsidy enabled low and moderate-income families to purchase the homes for \$76,000. (CRS 5)

### **Uptown Row:**

Fourty-seven (47) townhouse units located on Third and Lothrop were developed and constructed by Crosswinds Communities. The total investment cost was \$7 million. Project was completed in 2000. (CRS 4)

### **U-SNAP-BAC**

The HOME Program provided \$120,000 to partially finance the rehabilitation of two single-family homes within U-SNAP-BAC's boundaries. The property addresses are 3635 Seminole and 4499 Seminole. The project was completed in 2003. National City Bank and developer's equity were the other sources of financing for the project. The total development cost for the project was approximately \$210,000. (CRS 2,3)

### **Van Dyke Apartments:**

The HOME Program provided nearly 100% (\$1,843,822) of the \$1,846,822 total development cost to rehabilitate 16 units. The project is located at 1761-81 Van Dyke. Project was completed in 2003. (CRS 4)

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### **Woodward-Gladstone:**

The HOME Program provided \$831,410 of the \$898,676 total development cost to rehabilitate nine town home units located at 8741 & 8747 Woodward and 9, 15, 19, 23, 29, 37, 39 Gladstone. Edmonds-Carr Non-Profit Housing Corporation is the project Sponsor. Project was completed in 2000. (CRS 4)

### **Woodward Place at Brush Park:**

The project is underway and is being constructed in phases by Crosswinds Communities. The first phase consisting of 48 townhouses were completed in 2000. Overall, the \$90 million project will feature more than 700 townhouse units. (CRS 4)

### **Industrial And Manufacturing Developments:**

Industrial and manufacturing developments include all production type developments. Several of these projects are auto-related facilities. Most of these developments are located in the State-designated Renaissance Zones or were assisted through the City's Brownfield Redevelopment Authority.

### **Arrow Cold Storage:**

The storage warehouse located within the Empowerment Zone near the Eastern Market covers 60,000 square feet and employs approximately 20 individuals. Total construction cost exceeded \$4 million and was completed in 2001. (CRS 4)

### **ArvinMeritor:**

ArvinMeritor relocated its Light Vehicle Systems Company to southwest Detroit in 2001. The project is located in the Renaissance Zone near West Fort Street and Rademacher and will accommodate up to 400 employees. Total cost of construction exceeded \$25 million. (CRS 5)

### **Bridgewater Interiors/ Johnson Control:**

One of Southwest Detroit's newest manufacturers, the organization supplies interior systems for General Motors vehicles. A joint venture between Johnson Controls and Bridgewater Interiors, the 100,000 square foot facility includes a loading dock, administrative offices, warehouse facilities, a plant, and a parking lot. At least 140 new jobs were created at the facility when full operations began in 1999. Bridgewater Interiors/ Johnson Controls is located at Fort and Clark Street within the Empowerment Zone and Renaissance Zone. The total investment amount was \$5 million. (CRS 5)

### **Budd Company:**

This Empowerment Zone company completed a \$20 million renovation of the eastside plant. The automotive components firm improved the exterior parts of the building at Mack and Conner Avenues. The Budd Company has also expanded the press shop and implemented new robotics equipment. (CRS 3)

### **Clark Street Technology Park:**

The former Cadillac Assembly Plant is being developed into one of Detroit's largest technology parks. Located in Southwest Detroit within the Empowerment Zone, the development encompasses 72 acres and features seven buildings, totaling over 1.2 million square feet. The first two tenants, VITEC and MPS/Environmental began operations in 1998. Federal Express and Ameritech began operations at the Tech Park in 1999. Investments for the project exceeded \$125 million. (CRS 5)

### **Thyssen Steel Group:**

The international steel company expanded its current facility to 550,000 square feet. The \$100 million project was completed in 1999 and created 30 new jobs. The Thyssen

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Complex is located north of I-94 and east of Livernois on a 25-acre parcel of land. (CRS 6)

### **TruMack Assembly, L.L.C.:**

A joint venture between Mackie Automotive Systems and Trumark Assembly, L.L.C., the \$25 million new facility was completed in 1999. TruMack Assembly, L.L.C. produces Class A motor home chassis at the new 210,000 square foot plant located in the Lynch Road Renaissance Zone. A total of 345 new jobs were created. TruMack Assembly will save approximately \$8 million in tax credits as a result of its location in the state designated Renaissance Zone. The company completed construction in 1999. (CRS 1)

### **I-94 Industrial Park Project**

The City of Detroit identified the area bounded by Grinnel on the north, Miller on the south, St. Cyril on the east and Mt. Elliot on the west as a premier site for an industrial park and began acquiring privately held-properties in 1999. A significant portion of the site has been conveyed to Crown Enterprises and a 30,000 square foot warehouse was constructed in May 2004. As of August 2002, 202 parcels remain to be acquired before the project is fully completed. (CRS 1)

### **Commercial Development Projects**

Commercial development projects include big box development, neighborhood retail, strip malls and stand alone retail establishments.

### **Super Kmart**

Completed in 2001, the Super Kmart located on Telegraph Road, south of Eight Mile Road features a 140,000 square foot full-service store with a grocery, retail and garden center.

### **Jefferson Village (Retail)**

Completed in 2003, the 14 acre parcel generally bounded by Montclair Avenue, E. Jefferson Ave., St. Jean Avenue and a line about 210 feet north of Edlie Street was redeveloped into a commercial retail development which included a Farmer Jacks grocery store along E. Jefferson Avenue.

### **Mixed-Use Development Projects:**

Mixed-use is a term used to describe development projects that contains more than one type of use such as a development project that contains a commercial establishments on the first floor of a building and residential units on the upper floors of the same building.

### **Campus Martius Development:**

The \$1 billion, 9.2 acre development will restore downtown into a tree-lined, office, retail and entertainment district. Overall the project consists of 2 million square feet of office space, over 500,000 square feet of retail space and approximately 5,000 parking spaces.

In 2003, the Compuware headquarters with over one million square feet of office and commercial space along with the adjacent 9 story parking structure was completed. In addition, the Municipal Parking Department completed construction on a four-story, below grade garage (the Premier Garage), which was completed in 2002. (CRS 4)

### **Ferry Street Bed and Breakfast:**

This \$6.5 million project completed in 2001, involved the renovation of four historic homes and two carriage houses into a 42-unit Bed and Breakfast Inn located at 60 East Ferry Street in the historic Art Center area. (CRS 4)

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### **Harmonie Park Development:**

Phase II of this project completed in 2000, consisted of the rehabilitation of office, loft, restaurant and entertainment space just north of Greektown (Gratiot Avenue) and south of the Detroit Athletic Club (Madison Street). The total project investment was \$20 million. The 198-room Hilton Gardens Inn was constructed in 2004. (CRS 4)

### **Stadium Complexes**

The development of a new \$600 million sports entertainment complex began in 1997. The stadiums are located just east of the Fox Theatre, between Woodward Avenue and the Chrysler Freeway. Located on approximately 25 acres of land, Comerica Park is 1 million square foot in size, at a cost of \$300 million, seats 40,000 and features 102 private seats. Comerica Park opened in April 2000. Ford Field is one million square feet in size and located on 12-15 acres of land next to Comerica Park. Representing an investment of over \$300 million, Ford Field opened August 2002 and seats 65,000 with 100-120 private suites. (CRS 4)

### **Detroit's Temporary Casinos:**

Two temporary casinos opened in 1999 and the third casino opened in 2000. The MGM Grand Temporary Casino, Motor City Temporary Casino, and Greektown Temporary Casino were permitted to operate in Detroit for four years while their permanent locations are under development. Detroit's Temporary Casinos represent a \$525 million investment. Each casino consists of multiple restaurants, parking structures, gaming area, and commercial space. Approximately 7,700 new jobs were created from the temporary casino development.

**Motor City Temporary Casino** Located on Grand River and the Lodge Freeway, in the former Wonder Bread factory, the 188,000 square foot facility includes 75,000

square feet of casino gaming space, restaurants, retail, and back of the house operations. Motor City Casino is developed on 11.45 acres. The Casino opened in December 1999. (CRS 4)

### **Greektown Trappers Alley Temporary Casino**

Located south of Lafayette, north of Monroe, west of Brush and east Beaubien, in one of Detroit's most thriving downtown districts, Greektown Trappers Alley Temporary Casino began its operations in November 2000. The casino consists of 75,000 square feet of casino gaming area on two floors, commercial and restaurant outlets, and two stages with accompany seating. Greektown Trappers Alley Temporary Casino created at least 2,700 new jobs, and represents a \$150 million investment. (CRS 4)

### **MGM Grand Detroit Temporary Casino**

MGM Grand reconfigured the former IRS Building into its Detroit Temporary Casino opened September 1999. The 75,000 square foot facility is located at the Lodge Freeway and Michigan Avenue. 2,500 jobs were created as a result of the new casino development. (CRS 4)

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## SUMMARY OF MAJOR DEVELOPMENT PROJECTS FOR THE PERIOD 1999-2004

	<i>PLANNING DEPARTMENT ASSISTANCE</i>		
<u>PROJECTS</u>	<u>LAND ASSEMBLY</u>	<u>SUBSIDY</u>	<u>TECHNICAL ASSISTANCE</u>
<b>RESIDENTIAL DEVELOPMENTS</b>			
10 Peterboro		X	X
1516-18 Glynn Street		X	X
8840 Second Avenue		X	X
Addison Apartments	X	X	X
Alberta W. King Village	X	X	X
Ariel Square			X
Homes at St. Anne (Bagley Housing Assoc)	X	X	X
Bradby Townhomes	X		X
Brightmoor Homes	X	X	X
Brush Park Senior Housing Development	X	X	X
Cadieus Apartments		X	X
Canfield Lofts			X
Cass Brainard Apartments		X	X
Clinton House		X	X
College Park Manor		X	X
Corktown Condominiums and Homes	X		X
Delray Senior Housing Project	X	X	X
East English Village	X		
Eastside Detroit Elderly	X	X	X
East Detroit HOMES	X	X	X
Emmanuel Community Housing, Inc.		X	X
Field Street II	X	X	X
Garfield Building	X	X	X
Genesis Villa at Medbury Park			X
Greyhaven Project			X
Habitat for Humanity-Tricentennial Village	X		X
Hancock Square	X		X
Islandview Village Development Corp		X	X
Jefferson Village- Residential	X	X	X
Joseph Berry Park Subdivision	X		
Kercheval Place		X	X
Mildred Smith Manor		X	X
Morang Apartments		X	X
Morningside Commons Phase I	X	X	X
Morningside Commons Phase II	X	X	X
Newberry Estates		X	X
Northlawn Gardens		X	X
Our Home: 2023 Tuxedo		X	X
Pablo Davis Intergenerational		X	X
Palmer Court Project	X	X	X
People United As One Plaza Apartments		X	X
Petoskey Place		X	X
Pilgrim Village		X	X
Premier Apartments		X	X

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<u>PROJECTS (Continued)</u>	<b>PLANNING DEPARTMENT ASSISTANCE</b>		
	<u>LAND ASSEMBLY</u>	<u>SUBSIDY</u>	<u>TECHNICAL ASSISTANCE</u>
Redford Manor North		X	X
Redford Manor South		X	X
Robert Thomas Apartments		X	X
San Juan Townhomes		X	X
Savannah Apartments		X	X
Simon House		X	X
Southwest Housing Partners Project		X	X
Springwells CDC		X	X
St. Paul Manor & Kingston Arms		X	X
SWAN/ Bagley Housing Association	X	X	X
Uptown Row			X
U-Snap-Bac		X	X
Van Dyke Apartments		X	X
Woodward-Gladstone		X	X
Woodward Place – Phase I	X	X	X
<b>INDUSTRIAL AND MANUFACTURING DEVELOPMENTS</b>			
Arrow Cold Storage			X
ArvinMeritor	X	X	X
Bridgewater Interiors/Johnson Control	X		
Budd Company			X
Clark Street Technology Park	X		
Thyssen Steel	X		
TruMack Assembly, LLC	X	X	
I-94 Industrial Park Project	X	X	X
<b>COMMERCIAL DEVELOPMENT PROJECTS</b>			
Super K-Mart			X
Jefferson Village – Retail	X	X	X
<b>MIXED-USE DEVELOPMENT PROJECTS</b>			
Campus Martius Development			X
Ferry Street Bed and Breakfast		X	X
Harmonie Park Redevelopment Project		X	X
Stadium Complex	X		X
Motor City (temp casino)			X
Greektown Trappers Alley (temp casino)			X
MGM Grand Detroit (temp casino)			X

## PLANNING AND DEVELOPMENT

### HOUSING OPPORTUNITY PROJECTS

Projects designed to develop affordable and market-rate housing in the City of Detroit and to help preserve and improve neighborhoods.

#### THE HOME PROGRAM

The following is a list of housing projects that have funding commitments from the HOME grant.

#### Projects Currently Under Construction

Project Name	Project Description	HOME Funds	Grant Year
<b>Genesis Villa at Medbury Park</b>	The HOME Program has committed \$1,787,184 to assist in financing the \$11,175,726 total development cost. 70 of the 90 units are home-assisted and the development project is located at 106 Harper, 200-211 Harper et. al. Van Guard CDC is the CHDO Project Sponsor. This project will be completed in 2004. (CRS 4)	\$1,787,184	2001-2002
<b>Bridgeview I</b>	The HOME Program has committed \$181,232 to assist in financing the \$1,545,759 total development cost. 11 affordable housing units will be constructed at 1505 Field, 165, 177 E. Grand Boulevard. Church of the Messiah Housing Corporation is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 3)	\$181,232	2002-2003
<b>Harmony Village Senior Apartments</b>	The HOME Program has committed \$1,841,773 to assist in financing the \$5,361,673 total development cost. 44 affordable housing units will be constructed within the boundaries of Fenkell, Griggs, Birwood, and Chalfonte streets. Presbyterian Villages of Michigan is the Project Sponsor. This Project is under construction and will be completed in 2005. (CRS 9)	\$1,841,773	2003-2004
<b>Bridgeview II</b>	The HOME Program will provide \$464,441 in permanent funds to assist in financing the \$2,144,313 total development cost. 11 affordable housing units will be constructed at 1050-1058 Field Street, and 185-191 E. Grand Boulevard. Church of the Messiah Housing Corporation is the CHDO Project Sponsor. This project is under	\$464,441	2004-2005

## PLANNING AND DEVELOPMENT

<b>Homes at St. Anne</b>	<p>construction and will be completed in 2005. (CRS 3)</p> <p>The Bagley Housing Association currently has 30 new construction single-family homes underway in Southwest Detroit near the Ambassador Bridge. The total project cost is \$4.5 million. The HOME CHDO Program is providing \$1,980,000 to partially finance the construction of the homes that will be completed by March 31, 2005. A subsidy from the city's HOME funds will enable low and moderate -income families to purchase the homes for \$85,000. (CRS 5)</p>	\$1,980,000	1999-2000
<b>Piety Hill</b>	<p>The Central Detroit Christian CHDO developer currently has 9 new construction single-family homes under construction on Pingree street near the Boston Edison community. The total development cost of the piety Hill Project is \$1.6 million. The HOME CHDO Program is providing funding of \$660,000 to partially finance the construction of the homes that will be completed by January 30, 20005. A homebuyer subsidy will enable low and moderate-income families to purchase the homes for \$80,000-\$86,000. (CRS 4)</p>	\$660,000	1999-2000
<b>Core City Estates Phase II</b>	<p>The HOME Program has committed \$2,300,000 in permanent funds to assist in financing the \$12,058,932 total development cost. Sixty-six (66) affordable housing units will be constructed within the boundaries of Poplar, 14<sup>th</sup>, Selden, Wabash, and Magnolia Streets. Core City CDC is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 4)</p>	\$2,300,000	2003-2004
<b>Heritage Park Townhomes</b>	<p>The HOME Program has committed \$2,183,184 funds to assist in financing the \$11,102,967 total development cost. Sixty-six (66) affordable housing units will be constructed and the project located within the boundaries of Petoskey/Arcadia; Grand River/Jeffries; Quincy/Hazelwood streets. This project is under construction and will be completed in 2005. (CRS 6)</p>	\$2,183,184	2003-2004

## PLANNING AND DEVELOPMENT

<b>Core City West Village</b>	The HOME Program has committed \$2,393,691 to assist in financing the \$10,937,607 total development cost. Sixty-six (66) affordable housing units will be constructed and the project is within the boundaries of M. L. King Blvd., Selden, 14 <sup>th</sup> street and 16 <sup>th</sup> street. Core City CDC is the Community Housing Development Organization (CHDO) Project Sponsor. This project is under construction and will be completed in 2005. (CRS 4)	\$2,937,607	2003-2004
<b>Brainard Street Project</b>	The HOME Program has committed \$2,000,000 to assist in financing the \$13,658,819 total development cost. One hundred twenty (120) affordable housing units will be constructed within the boundaries of M. L. King Blvd., Second and Third Avenue. Cass Corridor Non-Profit Housing Organization is the Community Housing Development Organization (CHDO) Project Sponsor. This project is under construction and will be completed in 2005. (CRS 4)	\$2,000,000	2002-2003
<b>Brewer Park Homes</b>	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Fairview, Lemay and Lilliebridge streets. Eastside Emergency Center, Inc. is the CHDO Sponsor. This project is under construction and will be completed in 2005. (CRS 3)	\$1,659,000	2004-2005
<b>Brightmoor III</b>	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Bentler, Chapel, Burgess, Greydale, Lahser, W. Outer Drive and Rockdale streets. Northwest Detroit Neighborhood Development is the CHDO Sponsor. This project is under construction and will be completed in 2005. (CRS 8)	\$1,659,000	2004-2005

## PLANNING AND DEVELOPMENT

<b>Pingree Park Homes</b>	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Buhl, Crane and Fischer et. al. Eastside Emergency Center, Inc is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 3)	\$1,659,000	2004-2005
<b>Nortown Homes</b>	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed and within the boundaries of Bessemore, Georgia et.al. Nortown CDC is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 1)	\$1,659,000	2004-2005
<b>Greater Corktown Development Corporation</b>	The Greater Corktown Development Corporation (North Corktown Scattered Site infill Phase I Project) currently has 30 new construction single-family homes under construction in the north Corktown development area. The total development cost for the project is \$4.3 million. The HOME CHDO Program provided \$1,980,000 to partially finance the construction of the homes that will be completed by April 30, 2005. A homebuyer subsidy will enable low and moderate-income families to purchase a home for \$91,000-\$98,700. (CRS 5)	\$1,980,000	2001-2002
<b>Morningside Commons Phase III</b>	The HOME Program has committed \$1,800,000 to partially finance 27 out of 50 single-family for-sale homes (Phase III). The HOME units will be completed in 2005. The Sponsor anticipates the remaining 23 units will be funded with HOME funds from the State of Michigan. The Sponsor proposes to develop the remaining 346 units with private funds, LIHTC along with any HOME funds and CDBG funds that may be available to assist in the developing of additional affordable housing units in the future.	\$1,800,000	2001-2002

## PLANNING AND DEVELOPMENT

<b>Bagley Housing Association</b>	The City of Detroit HOME Program provided \$420,000 to partially finance the rehabilitation of 6 homes within Bagley Housing's boundaries. The property addresses are 1485 18th, 1069 Dragoon, 444 W. Grand Blvd, 1960 Palms, 1734 Ste. Anne, 1736 Ste. Anne. The Project is currently under construction and is expected to be completed by April 2005. Standard Federal Bank is providing additional construction financing to complete the Project. The total development cost of the Project is approximately \$850,000. (CRS 5)	\$420,000	2000-2001
<b>Community Services CDC</b>	The City of Detroit HOME Program provided \$235,062 to partially finance the rehabilitation of 3 single-family homes within the boundaries of Community Service CDC. The property addresses are 2016 Richton, 1694 W. Grand, 2347 Richton. The Project is currently under construction and is expected to be completed by October 31, 2004. Michigan Housing Trust Fund and Detroit LISC also is providing construction financing to the Project. The total development cost of the Project is approximately \$370,000 (CRS 6)	\$235,062	1999-2001
<b>Grandmont Rosedale Development Corporation</b>	The City of Detroit HOME Program provided \$251,000 to partially finance the rehabilitation of 4 homes within Grandmont Rosedale's boundaries. The property addresses are 18453 Grandville, 12916 Greenview, 14891 Grandmont, and 14367 Grandville. The Project is currently under construction and is expected to be completed December 31, 2004. National City Bank is providing additional construction financing to complete the Project. The total development cost of the Project is approximately \$500,000. (CRS 8,9)	\$251,000	2002-2003

## PLANNING AND DEVELOPMENT

<b>Arcadia Apartments</b>	The HOME Program provided \$2,000,000 of the \$13,606,133 total development cost to rehabilitate 248 units located at 3501 Woodward. This project is under construction and will be completed in 2004. (CRS 4)	\$2,000,000
<b>Spingwells Partners I</b>	The HOME Program provided \$2,000,000 of the \$8,920,383 total development cost to rehabilitate a total of 54 units at 8740 W. Vernor, 1930 Cabot, 7628 Pitt, 2506 Carson, and 8730 W. Vernor. Southwest Non-profit Housing Corpaoation is the Community Housing Development Organization (CHDO) project sponsor. This project is under construction and will be comepleted in 2004. (CRS 5)	\$2,000,000
<b>Springwells Partners II</b>	The HOME Program provided \$1,829,900 of the \$5,937,644 total development cost to rehabilitate a total of 34 units at 8715 W. Vernor. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) project sponsor. This project is under construction and will be completed in 2004. (CRS 5)	\$1,829,900
<b>Martin Gardens</b>	The HOME Program provided \$2,000,000 of the \$8,270,154 total development cost to rehabilitate a total of 50 units at 1739-55 & 1737 25 <sup>th</sup> Street, 1185 Clark and 3502-28 W. Vernor Streets. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) project sponsor. This project is under construction and will be completed in 2004. (CRS 5)	\$2,000,000
<b>River Tower Apartments</b>	The HOME Program provided \$3,500,000 of the \$28,688,467 total development cost to rehabilitate 472 units located at 7800 East Jefferson. This project is under construction and will be completed in 2005. (CRS 3)	\$3,500,000

## PLANNING AND DEVELOPMENT

<b>Whittier Apartments</b>	The HOME Program provided \$1,260,000 of the \$2,536,276 total development cost to rehabilitate 21 units located at 9151 Whittier. This project is under construction and will be completed in 2004. (CRS 3)	\$1,260,000
<b>Devin Apartments</b>	The HOME Program provided \$1,250,000 of the \$4,923,945 total development cost to rehabilitate 42 units located at 2710 W. Chicago. This project is under construction and will be completed 2005. (CRS 6)	\$1,250,000
<b>Riverside Estates</b>	The HOME Program provided \$4,955,000 of the \$10,380,042 total development cost to rehabilitate 67 units located at 1730, 1800, 1830 & 1831 Magnolia Street. This project is under construction and will be completed in 2004. (CRS 4)	\$4,955,000
<b>Positive Images</b>	The HOME Program provided \$1,775,000 of the \$6,061,759 total development cost to rehabilitate 32 units located at 4875 Coplin. Positive Images is the Project Sponsor. This project is under construction and will be completed in 2004. (CRS 3)	\$1,775,000
<b>River Park Village</b>	The HOME Program provided \$7,300,000 of the \$17,986,129 total development cost to rehabilitate 84 units of the 140 multi-family apartments located at 415 Burns. This project will be completed in 2006. (CRS 3)	\$7,300,000
<b>Midtown Square</b>	The HOME Program provided \$2,500,000 of the \$ 9,639,502 total development cost to rehabilitate 71 units located at 93 Seward. This project is under construction and will be completed in 2004. (CRS 4)	\$2,500,000

## PLANNING AND DEVELOPMENT

### PROJECTS AWAITING APPROVAL TO START CONSTRUCTION

Project Name	Project Description	HOME Funds	Grant Year
<b>Chapel Hill Townhomes</b>	The HOME Program will provide \$762,522 to assist in financing the \$2,572,756 total development cost. Twelve (12) affordable housing units will be constructed within the boundaries of Riviera, Joy, Yosemite and Grand River streets. Chapel Hill Non-profit Housing Corporation is the Project Sponsor. It is anticipated that construction will begin in 2004. (CRS 6)	\$762,522	2003-2004
<b>University Groves</b>	The HOME Program will provide \$3,353,000 to assist in financing the \$8,860,825 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Puritan, Lodge Freeway, Petoskey and Parkside Streets. Northstar CDC is the CHDO project developer. It is anticipated that construction will begin in 2004. (CRS 10)	\$3,353,000	2003-2004
<b>Woodbridge Estate III</b>	The HOME Program will provide \$500,000 to assist in financing the \$6,043,839 total development cost. Ten of the thirty-eight (10 of 38) units constructed will be HOME-assisted and John C. Lodge, M.L.King Blvd., Canfield and Gibson Streets will bound the project. The Detroit Housing Commission is the Sponsor of the Project. This project is in progress and it is anticipated that construction will begin in 2004. (CRS 4)	\$500,000	2006-2007
<b>Herman Gardens Revitalization Plan</b>	The HOME Program will provide \$8,350,000 to assist in financing the \$185,174,184 total development cost. 278 of the 920 units will be financed with HOME funds. The HOME Program will assist in financing the construction of 90 single-family for-sale units and 188 rental housing units, with an average subsidy of \$25,000-\$50,000 per unit. The Detroit Housing Commission has prepared a comprehensive Revitalization Plan to provide a diverse mix of uses including commercial, recreational and educational to serve residents in the area.	\$8,350,000	

## PLANNING AND DEVELOPMENT

The Project is located in northwest Detroit on approximately 139 acres within the boundaries of Southfield Fwy, Joy Road, Tireman and Asbury Park. This site was once the Herman Gardens public housing. It is anticipated that construction will begin in 2006 with a completion date of 2010. (CRS 7)

<b>Woodbridge Estates IV</b>	The HOME Program will provide \$500,000 to assist in financing the \$6,363,167 total development cost. 10 of the 45 units will be HOME-assisted and located within the boundaries of John C. Lodge, M. L. King Blvd., Canfield and Gibson Streets. The Detroit Housing Commission is the Sponsor of the Project. It is anticipated that construction will begin in 2004. (CRS 4)	\$500,000	2006-2007
<b>Woodbridge Estates V</b>	The HOME Program will provide \$500,000 in permanent funds to assist in financing the \$10,351,782 total development cost. 10 of the 64 units constructed will HOME-assisted and the project will be located within the boundaries of John C. Lodge, M.L.King Blvd., Canfield and Gibson Streets. The Detroit Housing Commission is the Sponsor of the Project. It is anticipated that construction will begin in 2004. (CRS 4)	\$500,000	2006-2007
<b>Gratiot Woods Homes</b>	Detroit Catholic Pastoral Alliance is proposing to build 10 affordable in-fill single-family detached units. This CHDO developer is requesting \$600,000 in HOME funds to partially finance the project the total development cost of \$1.4 Million. (CRS 3)	\$600,000	2002-2003
<b>West Pointe Homes</b>	Prevailing Community Development Corporation is proposing to build 25 affordable single-family detached units within the boundaries of Tireman (N), Warren (S), Livernois (W) and Begole (E). The CHDO developer is requesting \$2,000,000 of HOME funds to partially finance the project.	\$2,000,000	2005-2006

## **PLANNING AND DEVELOPMENT**

### **PROPOSED FIVE YEAR CAPITAL PROGRAM**

The Planning & Development Department will vigorously pursue development opportunities in keeping with its mission to strengthen and revitalize the City of Detroit neighborhoods and communities. The Department's major purpose is to promote private sector investment in the City of Detroit.

The projects proposed for the Capital Agenda represents a comprehensive approach to economic development throughout the entire city.

In rebuilding the City of Detroit, our definition of economic development encompasses not only construction of new structures and redevelopment or rehabilitation of existing structures, but also attracting new businesses and investment, as well as, expansion and retention of existing businesses. Our goal is to attract desirable investment, principally real estate, business creation and expansion, infrastructure and technology, which will enhance the tax base and economic viability of Detroit.

The strategy for neighborhood development emphasizes the rehabilitation and construction of new housing, increased support for community developers, and the attraction and retention of small businesses in neighborhood shopping districts and strips. The downtown strategy encompasses the improvement of the city's main avenues – Woodward, Jefferson, Gratiot, Michigan and Grand River. We want to emphasize each avenue as a "Gateway" to downtown Detroit; support existing developers by recruiting new developers to these areas, contribute City resources where available to support new development, and to stimulate economic development.

The following is a breakdown of the Department's efforts. For clarity of presentation, the projects and programs of the Planning and Development Department are grouped into the following categories:

#### **Redevelopment Areas:**

These projects typically incorporate many different development or conservation activities, usually involving the reconfiguration of land or change of land use, and have a defined geographic boundary. Areas that are historically Urban Renewal Areas are identified as such, other project areas have been identified as areas of potential redevelopment and resources will be targeted as needed for this purpose.

#### **Economic Development And Public Infrastructure Improvements**

These projects are focused on business retention or business development and generally are administered in conjunction with other appropriate agencies such as the Detroit Economic Growth Corporation, Downtown Development Authority, Public Works Department, Airport Department, etc.

#### **Residential Development**

These programs are generally administered on a city-wide basis, to promote housing and neighborhood preservation through rehabilitation of single family and multi-family units, the financing of affordable new housing through the HOME Program and site preparation activities for construction of new housing units.

## PLANNING AND DEVELOPMENT

### **Completed Projects With Continual Financial Obligations:**

These projects are complete yet the City issued loans and has guaranteed the repayment of the outstanding debt with Future Community Development Block

Grant funds. This section illustrates each Section 108 project and its proposed repayment schedule during the fiscal years 2005-06 through 2009-10 Capital Agenda.

## PLANNING AND DEVELOPMENT

### CAPITAL RELATIONSHIPS: INTERDEPARTMENTAL AND KEY STAKEHOLDERS

PROJECT AREA	SPECIFIC PROJECT ACTIVITIES	PLD	DWSD	DPW	OTHER
<i>Far East Study Area</i>	Public Infrastructure Improvements	X	X	X	EDC
<i>Brush Park</i>	Redevelopment of South, Central and North Parcels (Acquisition and Public Infrastructure Improvements)	X	X	X	EDC
<i>Eastern Market</i>	Public Infrastructure Improvements	X		X	EDC
<i>Village at Woodward</i>	Public Infrastructure Improvements				BRDA
<i>Near East Riverfront Redevelopment</i>	Redevelopment of riverfront land . Public Infrastructure Improvements	X	X	X	DNR, EDC, Riverfront Conservatory
<i>Harbor Hill Development</i>	Public Infrastructure Improvements	X	X	X	EDC
<i>Jefferson Chalmers</i>	Public Infrastructure Improvements	X		X	
<i>Virginia Park</i>	Public Infrastructure Improvements	X		X	
<i>Hubbard/Richard Redevelopment Plan</i>	Public Infrastructure Improvements	X	X	X	DEA, MDOT
<i>Art Center Redevelopment Area</i>	Public Infrastructure Improvements	X		X	
<i>McDougall-Hunt</i>	Public Infrastructure Improvements	X	X	X	
<i>Oakland East Project</i>	Public Infrastructure Improvements	X	X	X	
<i>Core City Neighborhood Redevelopment Plan</i>	Mixed-use redevelopment project in the area bounded by Martin Luther King Blvd. Grand River, Jeffries Freeway and Warren Avenue.	X	X	X	
<i>Focus Hope Redevelopment Plan</i>	In-fill residential development project with public improvement assistance as needed, renovation of the Bell Building				EDC, BRDA
<i>Commercial / Industrial Sites</i>	Citywide-funds will be used to provide site improvements for commercial and industrial development	X	X	X	EDC
<i>Trafficways Development Fund</i>	TEA-21 projects, Street Enhancement Projects	X	X	X	MDOT, DDA
<i>Major Building Demolition</i>	Funds will be used for the demolition of structures as deemed necessary.			X	BSE
<i>Mexicantown Commercial Development</i>	Construction of the Mexicantown Welcome Center	X	X	X	EDC

## PLANNING AND DEVELOPMENT

<b>CAPITAL RELATIONSHIPS: INTERDEPARTMENTAL AND KEY STAKEHOLDERS</b>					
<b>PROJECT AREA</b>	<b>SPECIFIC PROJECT ACTIVITIES</b>	<b>PLD</b>	<b>DWSD</b>	<b>DPW</b>	<b>OTHER</b>
<i>Brush Street Widening Project</i>	Expansion of Brush Street between E. Warren and Ford Freeway	X		X	
<i>Vernor Lawndale Project</i>	Public Infrastructure Improvements	X	X		
<i>Technology Park</i>	Public Infrastructure Improvements	X	X	X	
<i>Residential Sites Fund</i>	Public infrastructure improvements citywide for market rate residential development projects	X	X	X	
<i>Garfield Redevelopment Plan</i>	Construction of three parking structures to support Phase II of this mixed-use project.				MPD, DBA, BRDA
<i>New Amsterdam Residential Project</i>	Public Infrastructure Improvements	X	X	X	BRDA
<i>Jefferson North</i>	Public Infrastructure Improvements			X	BRDA
<i>Chalmers Heights Project</i>	Public Infrastructure Improvements	X	X	X	

### Legend

BRDA	Brownfield Redevelopment Authority
BSE	Buildings and Safety Engineering
DEA	Department of Environmental Affairs
DNR	State of Michigan Department of Natural Resources
DOT	Detroit Department of Transportation
DWSD	Detroit Water & Sewage Department
DDA	Downtown Development Authority
EDC	Economic Development Corporation
MDOT	Michigan Department of Transportation
PLD	Public Lighting Department
MPD	Municipal Parking Department
DBA	Detroit Building Authority
X	Requires financial commitments from or on behalf of other City Agencies

## **PLANNING AND DEVELOPMENT**

### **GOALS FOR CAPITAL PROGRAM**

Identify and promote economic development initiatives that will increase tax base, revenues and jobs.

- To continue the expansion of major industrial sites and revitalization of commercial sites, particularly in the State designated Renaissance Zones.
- To continue major riverfront and downtown public improvements to make the riverfront and downtown Detroit more attractive to visitors, workers, residents and the development community.
- Identify and promote activities that eliminate blight and public safety hazards, and that improve the quality of life in neighborhoods.
- To complete special purpose projects such as neighborhood rehabilitation programs and neighborhood commercial development projects.
- To complete activities already programmed for existing Redevelopment Areas, to market development parcels that are currently available and to undertake new activities to make substantial improvements within a reasonable period of time.

### **RATIONALE FOR CAPITAL PROGRAM**

The major purpose of the Planning and Development Department's capital program is to promote private sector investment in the City of Detroit. The Planning and Development Department utilizes its development capacity to leverage all available Federal, State and private funds and to encourage the preservation, restoration and rebuilding of Detroit's urban

fabric. Private sector investment considerations will, in many instances, determine the timing of many projects contained in the Planning and Development Capital Program.

The Planning and Development Department has prioritized the project request based upon the following assumptions:

1. Gap Financing – without the public subsidy, the project cannot be completed. It is unrealistic to assume that most development projects will be able to absorb the added infrastructure costs because of market forces and utility conditions within the City of Detroit.
2. The subsidization of private developments will result in additional housing opportunities for City of Detroit residents. Projects will utilize existing city-owned land to construct a blend of market-rate and affordable housing to retain and attract new residents and businesses to the City.
3. Assisted projects will generate substantial future revenue and consequently the public subsidy will be repaid to the City through property and income taxes.
4. Assisted projects will improve the existing public infrastructure thus allowing the City to invest in itself with updated public utilities. The improvements most often include new street and alley lighting, street and alley repaving, sidewalk repair or replacement and water and sewer utility repairs or upgrades.

## PLANNING AND DEVELOPMENT

### REDEVELOPMENT AREA PROJECTS

#### **Far East Development Study Area**

#### **CRS 3**

The Far Eastside Study creates a strategy to reestablish a 1,200 acre area into nine distinct neighborhoods. The redevelopment strategy for the 1,200 acre Far Eastside infill study focuses on a rehabilitation and revitalization initiative. This 15-year planning initiative, one of the largest in North America, provides an urban design vision for the area as well as a marketing and implementation program. The large percentage of city-owned land in the area allows for the creative assembly of land for appropriate redevelopment. The total project costs to the City of Detroit will be \$154 million for right of way improvements and \$71 million for the rehabilitation of existing homes. This results in an overall project cost of \$225 million or \$15 million per year. Current projects underway or recently completed include the following:

1. Eastside Detroit Homes - Located on Mack, Canfield, Warren, Lenox, and the project will offer 60 units of MSHDA/LIHTC Tax Credit single-family homes. The project will utilize \$1 million in home investor loan funds and will also utilize the PILOT tax program. The amount of investment is estimated at \$6.5 million. (Also see HOME Projects)
2. Mack/Kercheval Housing - Located on Mack, Alter, Warren, Marlborough, this project will offer approximately 80 units of market rate single-family homes, starting at \$140,000. The homes are located in a Neighborhood Enterprise Zone. The amount of investment is estimated at \$12 million. The developer will repave the roads and sidewalks within the entire project area.
3. Marlborough Estates - Located on Marlborough between Mack and Kercheval, this market rate development will offer 32 single-family units of housing. The project is located in a Neighborhood Enterprise Zone. The total amount of investment is estimated at \$3 million.
4. MV Communities - Located on Warren, Conner, Canfield, Lenox, the project will offer 60 units of MSHDA/LIHTC Tax Credit single-family homes. The project will utilize the PILOT tax program. The amount of investment is estimated at \$6 million.
5. Land Inc Commercial - Located on Mack between Alter and Phillip, this development proposal will offer a gas station and one stand-alone commercial building. The development will utilize a brownfield grant to clean up the site and establish a facility under the brownfield legislation in order to be eligible for tax increment financing and the single business tax credit. The project is estimated at \$4 million.

SOURCE (000' s OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS			\$5,000	\$5,000	\$5,000	\$5,500	\$20,500
CDBG	1,000						1,000
<b>TOTAL</b>	<b>\$1,000</b>		<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,500</b>	<b>\$21,500</b>

## PLANNING AND DEVELOPMENT

### Brush Park Redevelopment Area

### CRS 4

The Brush Park Redevelopment Plan, as amended in 2002, provides for the acquisition, relocation, and demolition of properties; the construction of streets, utilities, and other site improvements, and rezoning within the 118 acre Brush Park area. The plan also allows for the preservation of the historical and architectural significant character of the Brush Park Historic District. Current projects underway include:

1. Construction of a residential community, Woodward Place at Brush Park, by Crosswinds Development. Phase I of the project began in 1999 and will consist of approximately 700 townhouse condominiums. This new market rate residential development will cover a nine-block area immediately north of the Fisher Freeway and east of Woodward. The total acquisition phase of this project is scheduled to be completed by July 2006. Anticipated costs to complete South Parcel: \$10,000,000.
2. Construction of infill moderate and market rate residential projects in the area bounded by Woodward and Beaubien and between Erskine and Alfred. The action plan to redevelop the Central Parcel will require public infrastructure upgrades, acquisition of privately held parcels, and the historic rehabilitation of eight structures. Anticipated costs to complete Central Parcel: \$8,000,000
3. The Action Plan to complete the North Parcel bounded by Mack to the north, Watson to the south, Woodward to the west and Beaubien to the east will include infrastructure upgrades, acquisition of privately held parcels and the historic rehabilitation of 17 structures. Anticipated total costs to complete North Parcel: \$12,000,000.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G. O. Bonds			\$3,000	\$3,000	\$3,000	\$9,000	\$18,000
CDBG	\$2,000	\$3,000	2,000	2,000	3,000		12,000
<b>TOTAL</b>	<b>\$2,000</b>	<b>\$3,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$6,000</b>	<b>\$9,000</b>	<b>\$30,000</b>

### Eastern Market And Wholesale Distribution Center – Public Improvements CRS 4

Funds will be used to complete required roadway upgrades and other public improvements such as streetscape and public lighting improvements. The Eastern Market Action Plan is currently underway and the outcome of this project will require funds to implement the recommendations as outlined in the Action Plan, which will focus on improving all aspects of the market from circulation, facility upgrades, marketing and image.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G. O. Bonds			\$500	\$500	\$900		\$1,900
CDBG		\$500	500				1,000
<b>TOTAL</b>		<b>\$500</b>	<b>\$1,000</b>	<b>\$500</b>	<b>\$900</b>		<b>\$2,900</b>

## PLANNING AND DEVELOPMENT

### Village at Woodward

CRS 4

Village at Woodward is located on the west side of Woodward Avenue between Sibley and Temple. General Obligation Bonds will be used for infrastructure improvements for the proposed mixed used project consisting of retail at the ground level and upper floor residential lofts.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds				\$1,000		\$1,000	\$2,000
<b>TOTAL</b>				<b>\$1,000</b>		<b>\$1,000</b>	<b>\$2,000</b>

### Near East Riverfront Redevelopment

CRS 3 & 4

This project seeks to transform an area of prime riverfront land into a mixed use collection of housing, open space and retail development. The area, bounded by Jefferson to the north, the Detroit River to the south, the Macarthur (Belle Isle) Bridge to the east, and the Renaissance Center to the west possesses enormous potential to provide an exciting new urban neighborhood that accommodates the need for public access to the river and the need to maximize the site for housing and accessory retail use. The State of Michigan Department of Natural Resources is creating a new state park to showcase a number of the natural features occurring throughout the state. Adjacent to this will be market rate housing, and neighborhood retail. It is expected that significant amounts of public investment will need to occur. This investment will include, but not be limited to, streets, lighting, utilities, and similar infrastructure costs, as well as, funds necessary for facilitating housing and or retail elements of the project.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds						\$20,000	\$20,000
<b>TOTAL</b>						<b>\$20,000</b>	<b>\$20,000</b>

### Harbor Hill Development

CRS 3

This project envisions a planned community on the eastside Detroit Riverfront at St. Jean Street. As part of the Phase I project, a marina and clubhouse were constructed in 1994. Phase II will include the construction of approximately 256 condominium units to be built on 20 acres of land at 150 St. Jean, 11200 & 11250 Freud. This project will require public support with the public utilities, lighting, repair or resurface of adjoining streets – Freud and St. Jean and demolition of abandoned homes on St. Jean between Jefferson and Freud.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds					\$1,000		\$1,000
CDBG							
<b>TOTAL</b>					<b>\$1,000</b>		<b>\$1,000</b>

## PLANNING AND DEVELOPMENT

### Jefferson/Chalmers Redevelopment Area

#### CRS 3

General Obligation Bonds and Community Development Block Grant funds will be used for the demolition of properties; the installation and construction of streets, utilities and other site improvements in the Jefferson/Chalmers area. Current projects ready to begin include:

1. Jefferson Towne Square, market rate housing project that will include 12 new infill houses and 80 townhouse units. The proposal is market rate, but will utilize the Neighborhood Enterprise Zone. The amount of investment is estimated at \$12 million. Anticipated accomplishments include installation of streetlights, including new poles, overhead wiring and light fixtures.
2. Riverbend Phase IV- project will consist of additional stores and restaurants to serve the Jefferson/Chalmers community.
3. Lakewood Rehab-located East of Dickerson and West of Victoria Park, this project will produce 17 fully rehabilitated single-family homes, which is proposed for market rate housing. The amount of investment is estimated at \$1.1 million.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's							
OMITTED)							
G. O. Bonds					\$600	\$3,150	\$3,750
CDBG	1,000						1,000
<b>TOTAL</b>	<b>\$1,000</b>				<b>\$600</b>	<b>\$3,150</b>	<b>\$4,750</b>

### Virginia Park Redevelopment Area

#### CRS 6

The Department is in the process of modifying the Development Plan and as a result of this modification, a variety of residential and mixed-use development projects will be underway beginning in FY 05-06. Funds may be allocated toward public right-of-way improvements, public infrastructure upgrades and limited acquisition to establish a commercial corridor on Rosa Parks Blvd. Furthermore, the Virginia Park Redevelopment Plan, once amended, will provide for the demolition of abandoned properties, the reconstruction of utilities, sidewalk repair and/or replacement associated with the proposed residential (in-fill housing) development projects and other site improvements as deemed required.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS						\$4,000	\$4,000
CDBG	1,000	1,000					2,000
<b>TOTAL</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>				<b>\$4,000</b>	<b>\$6,000</b>

### Hubbard/Richard Redevelopment Area

#### CRS 5

The Hubbard Richard Redevelopment Plan has been implemented to preserve and improve the existing residential neighborhood, to create an environment that encourages the residents of the area to maintain and improve the existing homes in the area and to encourage the construction of new housing units where feasible. Anticipated projects include the completion of the St. Anne's Gate single-family housing project, the MDOT Gateway project, the construction of the Mexicantown Welcome Center (related description of project is located within the Economic

## PLANNING AND DEVELOPMENT

Development Section) and the construction of transportation related initiatives to enhance traffic circulation patterns and homeland security objectives. Funds may be allocated toward public right of way improvements and public infrastructure upgrades (i.e. installation of streetlights, new poles, overhead wiring, light fixtures and curbs).

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$1,800	\$1,800
CDBG		\$500					500
<b>TOTAL</b>		<b>\$500</b>				<b>\$1,800</b>	<b>\$2,300</b>

### Art Center Redevelopment Area

**CRS 4**

A variety of residential housing projects are proposed for this area including the construction of the East Ferry project and the Palmer Street development projects. Public infrastructure improvements (i.e. sidewalks and public lighting), as well as, alley repaving will be needed to support the residential activity that is on-going in the historic Art Center community. Funds may also be used to subsidize the Street Enhancement project that is on-going on Woodward between Mack and Warren Avenues.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$850	\$850
CDBG			\$500				500
<b>TOTAL</b>			<b>\$500</b>			<b>\$850</b>	<b>\$1,350</b>

### McDougall/Hunt Redevelopment Area

**CRS 4**

This area north of Elmwood Park and south of Gratiot continues to age and evolve despite extensive use of rehabilitation funding over the years. Proposed changes to the McDougall/Hunt Development Plan will include land for construction of new commercial and new residential facilities in the Joseph Campau to St. Aubin area. Funding is for the demolition of blighted structures, repair of sidewalks and curbs, and other public improvements that support private investment.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$2,000	\$2,000
CDBG			\$500				500
<b>TOTAL</b>			<b>\$500</b>			<b>\$2,000</b>	<b>\$2,500</b>

### Oakland East Redevelopment Project

**CRS 4**

The Oakland East project consists of approximately 124 acres bounded by Oakland Avenue to the north, East Grand Blvd. to the south, Caniff to the west and I-75 to the east. The initial redevelopment project will consist of in-fill single family housing and low to moderate townhouses (for sale and rental). There are additional plans to redevelop the commercial corridor along Oakland Avenue from E. Grand Blvd. to Caniff and to construct a commercial node in the area bounded by Oakland, Holbrook, Owen and Cardoni. Final phase of this project will allow for the development of a senior housing facility on the corner of Greely and Caniff

## PLANNING AND DEVELOPMENT

and a child care facility along Oakland and Holbrook. Funding will be used for home repair, commercial façade improvements, tax abatement programs and public infrastructure improvements, as deemed appropriate.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$1,500	\$1,500
CDBG							
<b>TOTAL</b>						<b>\$1,500</b>	<b>\$1,500</b>

# Core City Neighborhood Redevelopment Plan

## CRS 4

Core City Community Development Organization has submitted a multi-phase mixed-use redevelopment plan for the Core City Neighborhood area. Their first phase is in collaboration with Phoenix Consultants to expand affordable and market-rate housing over the next five years with the construction of Core City Estates (66 units) and Core City West Village – Phases I through V (approx. 340 units) in the area generally bounded by Selden to the north, ML King Jr. to the south, Rosa Parks to the east and 18<sup>th</sup> Street to the west. There are additional plans to construct a neighborhood retail center as well.

In addition, Habitat for Humanity- Detroit has committed to providing approximately 100 new homes through its Tercentennial Village Project and the Jimmy Carter Project in FY 05-06. Funds will be used to provide public lighting upgrades, sidewalk repair and replacement throughout the project area.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$10,000	\$10,000
CDBG							
<b>TOTAL</b>						<b>\$10,000</b>	<b>\$10,000</b>

## Focus Hope Redevelopment Plan

## CRS 6

Focus Hope has proposed the redevelopment of the area immediately surrounding its campus located on Oakland Avenue. Proposed projects include the construction of a Section 202 funded senior apartment complex and the completion of a residential n-fill housing project to the south of their facility to stabilize this area in the City of Detroit, as well as, the City of Highland Park.

[illegible]

## PLANNING AND DEVELOPMENT

### **ECONOMIC DEVELOPMENT AND PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECTS:**

Projects are focused on business retention and often involve site improvements or changes to existing public infrastructure.

#### **Commercial / Industrial Development Sites**

The purpose of this fund is to assemble parcels and provide necessary site improvements to allow commercial and industrial development activity to move forward. Funds will leverage other available sources of investment such as the State of Michigan Renaissance Zone Program and other new state and federal initiatives.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS				\$2,000	\$2,000	\$6,500	\$10,500
CDBG							
<b>TOTAL</b>				<b>\$2,000</b>	<b>\$2,000</b>	<b>\$6,500</b>	<b>\$10,500</b>

#### **Trafficways Development Fund**

Funds will provide a source of "local match" for various Federal and State of Michigan grants such as the Transportation Enhancement Act (TEA-21) and Michigan Department of Transportation Economic Development Funds. Projects will consist of street construction or reconstruction, which produce an economic development benefit. In recognition of the importance of roadways (and freeway access) to industrial revitalization, funding will assist in the developing of new roads or modification of existing right-of-way within and adjacent to the Renaissance Zone areas. Funding may also be used to finance the Washington Blvd. Improvement Project, the Lower Woodward Corridor Street Enhancement Project and the Broadway Street Enhancement Project.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS				\$2,000	\$2,000	\$6,000	\$10,000
CDBG							
<b>TOTAL</b>				<b>\$2,000</b>	<b>\$2,000</b>	<b>\$6,000</b>	<b>\$10,000</b>

#### **Major Building Demolition**

Demolition of major industrial/commercial sites. Prior to re-development of several major facilities around the City, demolition activities may be required.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS				\$1,000	\$1,000	\$8,000	\$10,000
CDBG							
<b>TOTAL</b>				<b>\$1,000</b>	<b>\$1,000</b>	<b>\$8,000</b>	<b>\$10,000</b>

## PLANNING AND DEVELOPMENT

### Mexicantown Commercial Development

**CRS 5**

Development of a Welcome Center with an attached commercial center to service the Mexicantown community. In FY 04-05, HUD approved the allocation of a Section 108 loan guarantee in the amount of \$7.8 million that will be used to subsidize the construction costs associated with the Mercado, Retail/Office Building and Public Plaza. Proposed funding will be used to provide public infrastructure improvements as deemed necessary with this project.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG	\$500	\$500					\$1,000
Sec. 108	7,800						7,800
<b>TOTAL</b>	<b>\$8,300</b>	<b>\$500</b>					<b>\$8,800</b>

### Brush Street Widening From E. Warren To Ford Freeway

**CRS 4**

Brush Street is proposed to be widened between E. Warren and the Ford Freeway, a distance of .5 miles, to separate and buffer the predominantly residential land use located east of Brush from the institutions located west of Brush. Furthermore, a widened Brush will help to alleviate the expected traffic flow increase from both the new residential developments east of Brush and the expanded institutional developments, west of Brush. The timing of this project relates to developments within the Art Center Redevelopment Area.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$2,000	\$2,000
CDBG							
<b>TOTAL</b>						<b>\$2,000</b>	<b>\$2,000</b>

### Vernor Lawndale Project

**CRS 5**

The proposed development plan includes the construction of a mixed-use development on West Vernor Highway in Southwest Detroit. In FY 04-05, it is projected that HUD will approve the allocation of a Section 108 loan guarantee in the amount of \$1.6 million that will be used to subsidize the construction costs associated with the renovations of the Odd-Fellows Building into ground-floor commercial space with residential units on the upper floors of the building. Public funds will be used for sidewalk repair/replacement, public lighting enhancement and landscaping as deemed necessary.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG	\$500	\$500					\$1,000
Sec. 108	1,600						1,600
<b>TOTAL</b>	<b>\$2,100</b>	<b>\$500</b>					<b>\$2,600</b>

## PLANNING AND DEVELOPMENT

### Technology Park

CRS 4

Wayne State University (WSU)/City of Detroit established a “smart zone” research and technology park in the vicinity of Wayne State University and Detroit’s New Center District. The five-year community planning process is underway and the objectives is to enable Wayne State University to entice eminent researchers to their campus to teach and conduct research. High technology jobs will be developed by this project and it will help connect WSU on the north to the New Center area and with New Center’s proposed New Amsterdam mixed-use development. The City’s contribution would subsidize the cost of infrastructure improvements, which would include improved streetscaping, public lighting and landscaping.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000’s OMITTED)							
G.O. BONDS						\$5,000	\$5,000
CDBG							
<b>TOTAL</b>						<b>\$5,000</b>	<b>\$5,000</b>

### Residential Development Sites Fund

Funds requested are for the purpose of site consolidation, limited acquisition and relocation, site improvements and public infrastructure construction and/or reconstruction. The City has seen a tremendous amount of interest in residential development in the last three years, both market rate and subsidized, which require public funds for their success. In many instances, public sector activities are necessary to repair the existing infrastructure and bring them up to reasonable standards.

Projects that may utilize these funds include but are not limited to: Core City Neighborhoods, Northstar CDC Target Area (Multiple Projects), Bagley Housing Association, Corktown Economic Development Organization, Habitat for Humanity, Brightmoor Phase III, and Cass Corridor Neighborhood Development Corporation (CCNDC), Arden Park LLC (multiple projects), Jefferson North project, English Village and Martin’s Place.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000’s OMITTED)							
G.O. BONDS				\$1,500	\$2,500	\$4,000	\$8,000
CDBG							
<b>TOTAL</b>				<b>\$1,500</b>	<b>\$2,500</b>	<b>\$4,000</b>	<b>\$8,000</b>

### Garfield Development Project

CRS 4

The Garfield Development Project is located in Detroit’s University Cultural Center Area, bounded by Forest Avenue to the north, John R to the east, the alley south of Canfield Avenue to the south and Woodward Avenue to the west. The project is primarily a housing development that will involve the rehabilitation of six historic structures, construction of three parking decks with a total of 355 parking spaces and new commercial space. The proposed sources of financing to complete this project include Section 108 loan proceeds, Historic tax credits, CDBG funding and conventional financing. Total estimated cost of construction is estimated at \$33,000,000.

## PLANNING AND DEVELOPMENT

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS							
CDBG	\$500	\$500	\$500	\$500	\$500		\$2,500
Sec. 108	17,000						17,000
<b>TOTAL</b>	<b>\$17,500</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>		<b>\$19,500</b>

### New Amsterdam Residential Project

**CRS 4**

The proposed mixed-use project is in the area directly south of New Center abutting the WSU Technology Park (SMART ZONE). This project would be comprised of approximately 120 new and renovated housing, apartment style, condominiums and townhouse units, along with 50,000 square foot of commercial space. To ensure the success of this ambitious project, significant public improvements including sewer and water replacements, street resurfacing, and public lighting projects will be necessary to upgrade the existing conditions within this area. An application for Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) has been awarded to defray some of these costs for the New Amsterdam and Gateway projects. Section 108 loan funds will be utilized to subsidize the renovation costs associated with the 6200 Second and 41-47 Burroughs properties.

### Jefferson North

**CRS 3**

City of Detroit property in the Jefferson North project area consists of approximately 815,259 square feet, or 18.70 acres. The site is generally bounded by Charlevoix, St. Jean, the first alley north of E. Jefferson and the first alley west of Lemay. The development will consist of in-fill housing, approximately one hundred twenty-three (123) two (2) and three (3) bedroom homes with attached and detached garages. The size of the homes will range from 1,250 to 1,600 square feet. The project is to be completed in five (5) phases.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG	\$500	\$500					\$1,000
<b>TOTAL</b>	<b>\$500</b>	<b>\$500</b>					<b>\$1,000</b>

### Chalmers Heights Project (Part of the Far East Side Project Area)

**CRS 3**

The project includes over twenty square blocks bounded by Alter, Mack, Chalmers, and Warren. The area has been divided into three development phases. General Obligation Bond funds will be needed to finance infrastructure and environmental work for each of the three phases. There will be two rounds of construction within the Phase I development Area. The first construction round calls for 68 new units of housing, 40 of which will be single family homes and 28 of which will be attached multi-family housing.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG		\$2,000	\$1,000				\$3,000
<b>TOTAL</b>		<b>\$2,000</b>	<b>\$1,000</b>				<b>\$3,000</b>

## PLANNING AND DEVELOPMENT

### **COMPLETED PROJECTS WITH CONTINUING FINANCIAL OBLIGATIONS**

These projects are basically complete, yet they require continued payments because a portion of the financing of these projects was based on loan proceeds, which must be repaid. The Section 108 program guarantees the repayment through the commitment of Community Development Block Grant funds.

#### **CARACO PHARMACEUTICAL**

Issued Date: FY 2002 **Ending Date- FY 2008**

Total Loan Amount \$ 6,300,000 + interest

\*principal repayment only

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$990	\$1,038	\$1,091	\$1,147		\$4,266
<b>TOTAL</b>	<b>\$990</b>	<b>\$1,038</b>	<b>\$1,091</b>	<b>\$1,147</b>		<b>\$4,266</b>

#### **STUBER-STONE BUILDING**

Issued Date: FY 1996 **Ending Date FY – 2017**

Total Loan Amount \$400,000 + Interest (\$315,686)

\*principal repayment only

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$15	\$15	\$20	\$25	\$30	\$105
<b>TOTAL</b>	<b>\$15</b>	<b>\$15</b>	<b>\$20</b>	<b>\$25</b>	<b>\$30</b>	<b>\$105</b>

#### **RIVERBEND PLAZA**

Issued Date: FY 1996/97 **Ending Date FY – 2017**

Total Loan Amount \$ 1,555,000 + Interest (\$1,136,482)

\*principal repayment only

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$80	\$80	\$80	\$85	\$85	\$410
<b>TOTAL</b>	<b>\$80</b>	<b>\$80</b>	<b>\$80</b>	<b>\$85</b>	<b>\$85</b>	<b>\$410</b>

#### **GARFIELD BUILDING**

Issued Date: FY 1996 **Ending Date FY – 2016**

Total Loan Amount \$ 2,260,000 + Interest (\$2,026,896)

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$238	\$230	\$223	\$225	\$208	\$1,124
<b>TOTAL</b>	<b>\$238</b>	<b>\$230</b>	<b>\$223</b>	<b>\$225</b>	<b>\$208</b>	<b>\$1,124</b>



**City of Detroit**  
**Proposed Capital Agenda**  
**FY 2005-06 through 2009-10**

**Planning and Development**

	<i>Project Status</i>	<i>Timeline</i>	<i>Impact on Budget</i>	<i>Impact on Staffing</i>	<i>Impact on Budget</i>	<i>Funding Source</i>	<i>Auth Unissued</i>	<i>Budget 2004-05</i>	<i>2005-06</i>	<i>2006-07</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>Un- Program</i>	<i>Rec. 5-Year Plan Total</i>
Far East Development Study Area	N	O	NOI	NSI	\$1,000	G.O.	\$5,000	\$1,000			\$5,000	\$5,000	\$5,000	\$5,500	\$15,000
Far East Development Study Area	N	O	NOI	NSI		B.G.			\$1,000						\$1,000
Brush Park	N	O	NOI	NSI		G.O.	\$6,000	\$2,000			\$3,000	\$3,000	\$3,000	\$9,000	\$9,000
Brush Park	N	O	NOI	NSI		B.G.			\$2,000	\$3,000	\$2,000	\$2,000	\$3,000		\$12,000
Eastern Market & Distribution Center	N	O	NOI	NSI	\$295	G.O.	\$1,900				\$500	\$500	\$900		\$1,900
Eastern Market & Distribution Center	N	O	NOI	NSI		B.G.				\$500	\$500				\$1,000
Village at Woodward	N	O	NOI	NSI		G.O.	\$1,000					\$1,000		\$1,000	\$1,000
Near East Riverfront	N	O	NOI	NSI		G.O.								\$20,000	\$0
Harbor Hill	N	O	NOI	NSI		G.O.							\$1,000		\$1,000
Jefferson-Chalmers	N	O	NOI	NSI		G.O.							\$600	\$3,150	\$600
Jefferson-Chalmers	N	O	NOI	NSI		B.G.			\$1,000						\$1,000
Virginia Park	N	P	NOI	NSI		G.O.								\$4,000	\$0
Virginia Park	N	O	NOI	NSI		B.G.			\$1,000	\$1,000					\$2,000
Hubbard Richard	N	O	NOI	NSI		G.O.								\$1,800	\$0
Hubbard Richard	N	O	NOI	NSI		B.G.				\$500					\$500
Art Center	N	P	NOI	NSI		G.O.								\$850	\$0
Art Center	N	P	NOI	NSI		B.G.					\$500				\$500

*Project Status: M=project is maintaining current infrastructure; N=project will result in new development*

*Project Timeline: P=project is proposed; O=project is ongoing; U=project is one time and underway*

*Impact on Operating Budget: AF=additional funding is required; RF=results in reduction of funding; NOI=no operating impact*

*Impact on Staffing Budget: AS=additional staffing is required; RS=results in reduction of staffing; NSI=no staffing impact*

*Impact on Operating Budget \$: annual additional funding or (reduction of funding) to operating budget*

## Planning and Development

	<i>Project Status</i>	<i>Timeline</i>	<i>Impact on Budget</i>	<i>Impact on Staffing</i>	<i>Impact on Budget</i>	<i>Funding Source</i>	<i>Auth Unissued</i>	<i>Budget 2004-05</i>	<i>2005-06</i>	<i>2006-07</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>Un- Program</i>	<i>Rec. 5-Year Plan Total</i>
McDougall-Hunt	N	P	NOI	NSI		G.O.								\$2,000	\$0
McDougall-Hunt	N	P	NOI	NSI		B.G.					\$500				\$500
Oakland East	N	P	NOI	NSI		G.O.								\$1,500	\$0
Core City Neighborhood	N	P	NOI	NSI		G.O.								\$10,000	\$0
Focus Hope	N	P	NOI	NSI		B.G.			\$500	\$500	\$500	\$500	\$500		\$2,500
Commercial Industrial Development Sites	N	O	NOI	NSI		G.O.	\$2,500					\$2,000	\$2,000	\$6,500	\$4,000
Trafficways Development Fund	N	P	NOI	NSI		G.O.	\$2,000					\$2,000	\$2,000	\$6,000	\$4,000
Major Building Demolition	N	O	NOI	NSI		G.O.	\$1,000					\$1,000	\$1,000	\$8,000	\$2,000
Mexicantown Commercial Development	N	P	NOI	NSI		B.G.			\$500	\$500					\$1,000
Mexicantown Commercial Development	N	O	NOI	NSI		Sec_108			\$7,800						\$7,800
Brush Street Widening	N	P	NOI	NSI		G.O.								\$2,000	\$0
Vernor-Lawndale	N	P	NOI	NSI		B.G.			\$500	\$500					\$1,000
Vernor-Lawndale	N	O	NOI	NSI		Sec_108			\$1,600						\$1,600
Technology Park	N	P	NOI	NSI		G.O.								\$5,000	\$0
Residential Development Sites Fund	N	P	NOI	NSI		G.O.	\$1,895					\$1,500	\$2,500	\$4,000	\$4,000
Garfield Development	N	P	RF	AS		B.G.			\$500	\$500	\$500	\$500	\$500		\$2,500
Garfield Development	N	P	NOI	NSI		Sec_108			\$17,000						\$17,000
New Amsterdam Residential	N	P	RF	AS		G.O.									\$0
Jefferson-North	N	P	RF	AS		B.G.			\$500	\$500					\$1,000

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*Impact on Operating Budget:* AF=additional funding is required; RF=results in reduction of funding; NOI=no operating impact

*Impact on Staffing Budget:* AS=additional staffing is required; RS=results in reduction of staffing; NSI=no staffing impact

*Impact on Operating Budget \$:* annual additional funding or (reduction of funding) to operating budget

## Planning and Development

	<i>Project Status</i>	<i>Timeline</i>	<i>Impact on Budget</i>	<i>Impact on Staffing</i>	<i>Impact on Budget</i>	<i>Funding Source</i>	<i>Auth Unissued</i>	<i>Budget 2004-05</i>	<i>2005-06</i>	<i>2006-07</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>Un- Program</i>	<i>Rec. 5-Year Plan Total</i>
Chalmers Heights	M	U	NOI	NSI		B.G.				\$2,000	\$1,000				\$3,000
Caraco Pharmaceutical	M	O	AF	AS		B.G.			\$990	\$1,038	\$1,091	\$1,147			\$4,266
Stuber-Stone Building	N	P	NOI	NSI		B.G.			\$15	\$15	\$20	\$25	\$30		\$105
Riverbend Plaza	N	P	NOI	NSI		B.G.			\$80	\$80	\$80	\$85	\$85		\$410
Garfield Building	N	P	NOI	RS		B.G.			\$238	\$230	\$223	\$225	\$208		\$1,124
Ferry Street	N	P	NOI	RS		B.G.			\$266	\$266	\$266	\$266	\$263		\$1,327
New Amsterdam	N	P	NOI	RS		B.G.			\$551	\$551	\$551	\$830	\$830		\$3,313
Mexicantown Commercial Development	N	P	NOI	RS		B.G.			\$470	\$470	\$470	\$470	\$470		\$2,350

### Total by Funding Source

	<i>Auth Unissued</i>	<i>Budget 2004-05</i>	<i>2005-06</i>	<i>2006-07</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>Un- Program</i>	<i>5-Year Total</i>
B.G.		\$0	\$10,110	\$12,150	\$8,201	\$6,048	\$5,886	\$0	\$42,395
G.O.	\$21,295	\$3,000	\$0	\$0	\$8,500	\$16,000	\$18,000	\$90,300	\$42,500
Sec_108		\$0	\$26,400	\$0	\$0	\$0	\$0	\$0	\$26,400

### Total by Agency: Planning and Development

<i>Budget 2004-05</i>	<i>2005-06</i>	<i>2006-07</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>Un- Program</i>	<i>Grand Total</i>
\$3,000	\$36,510	\$12,150	\$16,701	\$22,048	\$23,886	\$90,300	\$204,595

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Impact on Staffing Budget: AS=additional staffing is required; RS=results in reduction of staffing; NSI=no staffing impact

Impact on Operating Budget \$: annual additional funding or (reduction of funding) to operating budget